

164.A

0003

0030.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
442,400 / 442,400

USE VALUE:

442,400 / 442,400

ASSESSED:

442,400 / 442,400


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
30		HARVARD ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1:	JAIN RAHUL
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Owner 2:	DEY ISHITA
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Owner 3:	
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Street 1:	30 HARVARD ST UNIT 2
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02476	Type:	
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## PREVIOUS OWNER

Owner 1:	GRAHAM DEANNA M -
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Owner 2:	-
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Street 1:	30 HARVARD STREET UNIT 2
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02476	
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## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 1213 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
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Z	R2	TWO FAMIL	100	water		
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o				Sewer		
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n				Electri		
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Census:				Exempt		
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Flood Haz:						
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D				Topo	1	Level
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s				Street		
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t				Gas:		
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## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7918														
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	442,400			442,400		

Total Card	0.000	442,400			442,400	Entered Lot Size	
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Total Parcel	0.000	442,400			442,400	Total Land:	
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	364.72	/Parcel:	364.7	Land Unit Type:	
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09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18
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09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18	09/20/18
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G9	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 55.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	6	2							
Sec Int Wall:		%		Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 398.170													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac:	NO		Adj Total: 543481													
% Com Wall	% Sprinkled:			Depreciation: 101087													
				Depreciated Total: 442393													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 164.A-0003-0030.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
Total Special Features:																	
Total:																	